



**TAKE-AWAY BUSINESS WITH ADDITIONAL
RENTAL INCOME FROM 3 FLATS**

KNOWN AS

**KETCHUP TAKE-AWAY, 1 PORTLAND STREET,
ILFRACOMBE, NORTH DEVON, EX34 9NL**

For Sale By Private Treaty Subject to Contract

- For sale after 32 years of ownership*
- Profitable ground floor take-away business*
- Take-away business suitable for owner occupation or rental*
 - Operating evenings only 5.30pm - 10pm*
- 3 well maintained flats on upper floors, rewired and new fire system installed in 2015, central heating, intercom system*
- Rental income of £17,100 per annum for flats*

PRICE: Offers are invited in the region of £395,000 for the Freehold interest to include a trade inventory of fixtures, fittings and equipment and the goodwill of the business plus SAV

LOCATION

Ilfracombe is a popular resort situated on the North Devon Coast, with an estimated population in the region of 10,500. The sub regional centre of Barnstaple lies approximately 13 miles to the south.

THE SITUATION

The property is situated on Portland Street just off the junction to the Towns High Street and Fore Street, where there is a good mixture of retail, office and leisure users in the immediate vicinity.

THE PROPERTY AND CONSTRUCTION

The main building is of four storey construction with brickwork elevations under a slate Mansard roof with feature bay windows to the front and rear. The ground floor comprises of single fronted shop unit which is fitted as a take-away servery with adjoining kitchen, preparation and storage areas, which are sold fully equipped. There is a self contained side entrance which provides hallway access to the three flats, of which there is one located on each of the

three upper floors. During our clients 32 year ownership they have undertaken routine and regular maintenance including external decoration, maintenance of roof coverings. Internally the property was rewired in 2015 and a new fire system installed with additional specification within the flats including central heating with thermostats, intercom door system and modern kitchens / sanitary ware.

THE PROPOSAL

Our client is inviting offers for the Freehold interest.

THE BUSINESS

Our clients have owner occupied the business for the past 32 years and currently operate 7 days per week, evenings only 5.30pm - 10pm, although there is a licence for later opening. A wide ranging menu is offered from burgers, fish and chips to pizza and fried chicken. The business has a consistent turnover (accounts available after inspection) and has a 5 star "Scores on the Doors" Hygiene rating having been achieved. It is thought new owners could

either operate the business themselves or lease the business to create a fully investment. At present the three flats are let and achieve a total rental income of £17,100 per annum, with one of the tenants having been in occupation for over 30 years.

THE STOCK

Any current stock to be purchased at valuation upon completion.

THE INVENTORY

The property is sold with an inventory of trade fixtures, fittings and equipment.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

THE ACCOMMODATION (*comprises*)

GROUND FLOOR

SHOP UNIT

Single fronted shop unit, non slip flooring, menu displays, chicken rotisserie, extractor system, under counter freezer, till, hot cabinet, 2 x double deep fat fryers, single deep fat fryer, TV, counter server

PREPERATION AREA

CCTV system, chiller gantry, Turbochef pizza oven, microwave

KITCHEN

25'6 x 17'2 (7.80 m x 5.24 m) Non slip flooring, Hobart dishwasher, Blue Seal oven, 2 x commercial fridges, 3 chest freezers, washing machine, 4 burner gas hob

FIRST FLOOR

Self contained door to front with keypad entry leading to hallway and stairs

FLAT

LOUNGE / KITCHEN / DINER

Eye and base units, worktops, integrated appliances, radiator heating

SHOWER ROOM

Three piece shower room

BEDROOM

Radiator heating

SECOND FLOOR

FLAT 2

LOUNGE / KITCHEN / DINER

Bay window, eye and base units, worktops, integrated appliances, radiator heating

SHOWER ROOM

Three piece shower room

BEDROOM

Radiator heating

THIRD FLOOR

FLAT 3

LOUNGE / KITCHEN / DINER

Eye and base units, worktops, electric hob, electric oven, radiator heating, double glazed skylight with access to roof top

BATHROOM

Three piece bathroom with shower over bath

2 x BEDROOMS

Radiator heating



IMPORTANT NOTICE

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

PROPERTY MISDESCRIPTIONS ACT 1993

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW
 TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

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